



Grange Road Camblesforth YO8 8HF

Offers Over £130,000

- Modern Semi House
- Fully Renovated 2014
- Three Bedrooms
- Modern Dining Kitchen
- Quality Tiled Bathroom
- Gas Combi & Upvc DG
- No Onward Chain
- EPC Rating D



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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Camblesforth- Beautifully presented and tastefully renovated (2014) semi detached house located conveniently for the motorway network and providing access to Leeds, Hull, Sheffield & York. Available with no onward chain, the property provides multi vehicle parking and benefits from Upvc double glazing throughout, gas combination boiler and rear garden with lawn & patio. The accommodation comprises to the ground floor: spacious and modern dining kitchen with integrated cooking appliances and solid oak floor and patio doors into garden and spacious lounge. To the first floor are three bedrooms, one with solid walnut floor and high quality tiled bathroom with modern white suite to include 'P' shaped shower bath with attractive shower over.

GROUND FLOOR ACCOMMODATION

ENTRANCE Composite front entrance door with attractive double glazed leaded glass inserts leading into

LOUNGE 15' 0" x 15' 5" (4.57m x 4.7m) Having two central heating radiators, attractive ceiling mounted light fitting, hardwired smoke alarm, stained timber kickboards and open stairs rising to first floor accommodation. Lounge opens into

DINING KITCHEN 9' 10" x 15' 4" (3m x 4.67m) Fully fitted attractive modern dining kitchen finished in white with brushed chrome style door and drawer furniture, integrated electric oven, four ring induction hob and matching stainless steel chimney style extractor hood above, block effect food preparation surfaces and co-ordinating ceramic splash back tiling, single bowl white enamel sink with mixer tap, plumbing for automatic washing machine, twin ceiling mounted lights, impressive fitted oak flooring, central heating radiator, useful under stairs storage cupboard with fitted power point, Upvc double glazed window to the rear, Upvc double glazed double doors opening out onto rear patio area and composite side entrance door with double glazed opaque inserts.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING Open staircase with painted timber handrail leads to landing benefitting from natural turned timber spindles and painted balustrade above, access to roof

void, hardwired smoke alarm, useful storage cupboard containing Worcester Bosch gas central heating boiler (fitted in 2014), Upvc double glazed window to the side and stained timber doors leading off.

BEDROOM ONE 12' 8" x 9' 0" (3.86m x 2.74m) With stained timber kickboards and architraves, attractive ceiling mounted light, central heating radiator and Upvc double glazed window overlooking the front.

BEDROOM TWO 12' 4" x 9' 0 max" (3.76m x 2.74m) With fitted carpet, central heating radiator and Upvc double glazed window providing views over the rear.

BEDROOM THREE 7' 10" x 6' 0" (2.39m x 1.83m) With attractive fitted solid walnut flooring, central heating radiator, ceiling mounted light and Upvc double glazed window overlooking the front.

HOUSE BATHROOM 6' 4" x 6' 0" (1.93m x 1.83m) Fitted with modern white suite incorporating dual low level flush W.C., pedestal wash hand basin with contemporary style mixer tap and impressive mirrored medicine cupboard, 'P' shaped shower bath with fitted shower screen with fitted mains fed shower including monsoon style shower head and telephone style shower attachment. Impressive fully tiled house bathroom with fitted slate effect floor tiles and high quality wall tiles with inset dado rail, recess ceiling spotlights, stainless steel towel radiator and Upvc double glazed opaque

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window to the rear.

EXTERNAL

FRONT AND SIDE To the front of the property is a mature open plan low maintenance gravelled garden/parking area whilst to the side of the property is a lengthy concrete driveway providing further off street parking, step up to side entrance door and fitted security light.

REAR To the rear of the property is an enclosed mature lawned garden with attractive paved patio area, outside cold water supply and outside security light. Good sized secure timber storage shed and a combination of timber fencing and shrub hedge.

This impressive high quality property is available with no onward chain.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

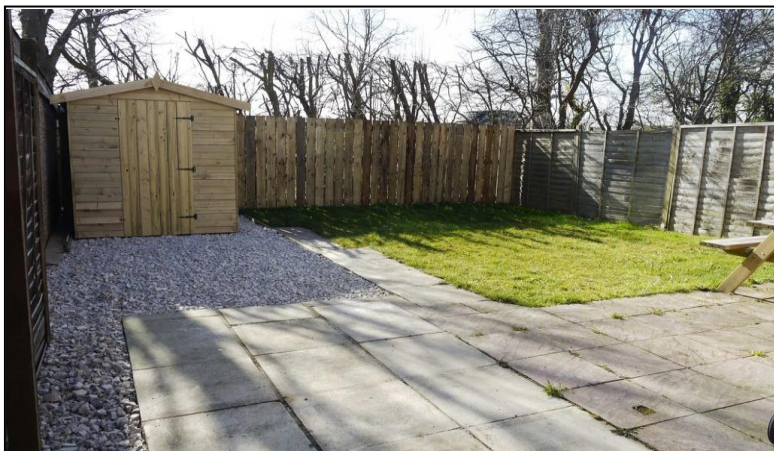
LOCATION Leaving our office on Pasture Road turn left at the mini roundabout on to Centenary Road. Turn left on to A614 / Airmyn Road. Pass through 3 roundabouts, remaining on A614 and at the next roundabout, take 2nd exit on to A645. At roundabout, take 2nd exit, turn right on to Brigg Lane and turn left on to Grange Road where the property is on the left hand side and can be easily identified by our Housesetc For Sale board.

Council Tax: B



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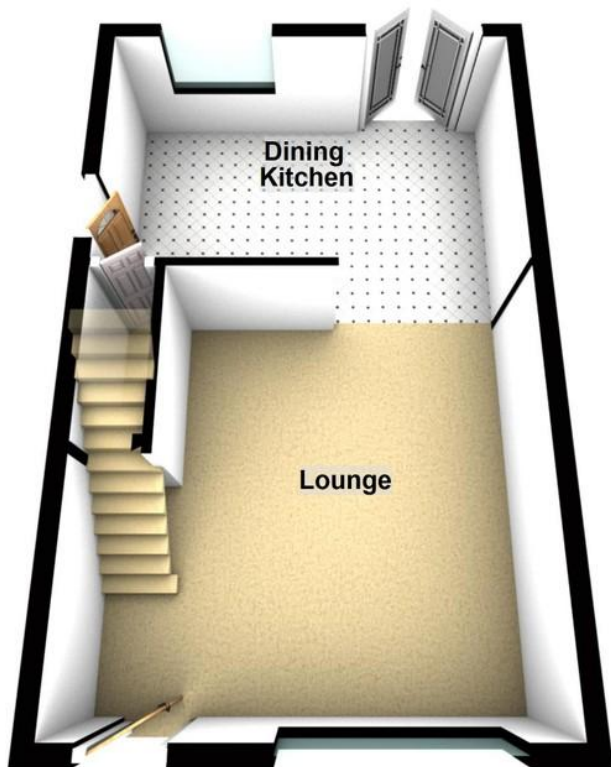
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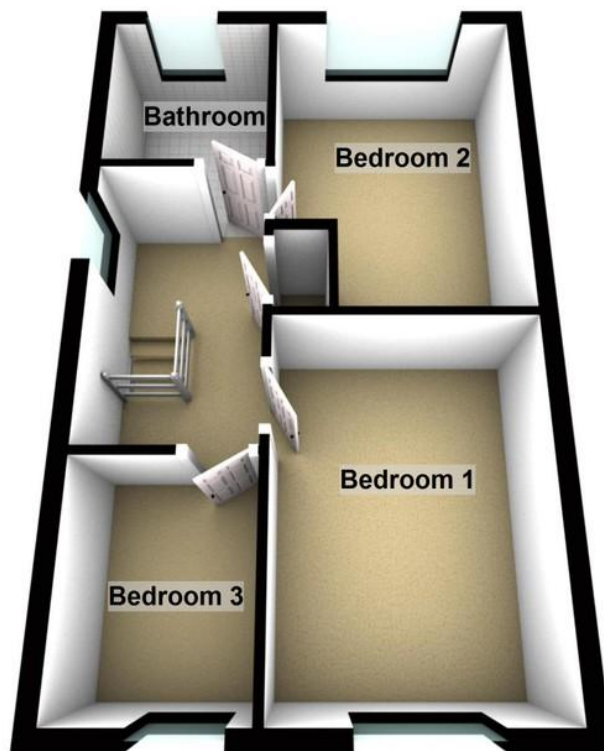
Ground Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 71.9 sq. metres (773.8 sq. feet)

